

042.0

0006

0007.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,031,300 / 1,031,300
USE VALUE: 1,031,300 / 1,031,300
ASSESSED: 1,031,300 / 1,031,300
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		WYMAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BENOIT PAUL C	
Owner 2: BIONDI JANE	
Owner 3:	

Street 1: 50 WYMAN ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y
	Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Wood Shingle Exterior and 2174 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	1
t	Level
	Street
	Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5280	Sq. Ft.	Site			0	80.	1.10	1									462,722						462,700	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							5280.000		564,900		3,700		462,700		1,031,300							

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																																																																									
Type: 15 - Old Style	Sty Ht: 2H - 2 & 1/2 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Very Good									FFL	10																																																																																																																																																																						
Foundation: 3 - BrickorStone				A Bath:	Rating:									7	16																																																																																																																																																																						
Frame: 1 - Wood				3/4 Bath:	Rating:									6	23																																																																																																																																																																						
Prime Wall: 1 - Wood Shingle				A 3QBth:	Rating:									SFL	FPL																																																																																																																																																																						
Sec Wall: %				A HBth:	Rating:									BMT																																																																																																																																																																							
Roof Struct: 3 - Gambrel				OthrFix:	Rating:									4																																																																																																																																																																							
Roof Cover: 1 - Asphalt Shgl				OTHER FEATURES												4	HST																																																																																																																																																																				
Color: YELLOW				Kits: 1	Rating: Very Good												SFL																																																																																																																																																																				
View / Desir:				A Kits:	Rating:												FPL																																																																																																																																																																				
GENERAL INFORMATION				Fpl: 1	Rating: Good												BMT																																																																																																																																																																				
Grade: B - Good				WSFlue:	Rating:												16																																																																																																																																																																				
Year Blt: 1900		Eff Yr Blt:		Location:											13	10																																																																																																																																																																					
Alt LUC:		Alt %:		Total Units:											7	13																																																																																																																																																																					
Jurisdct: G20		Fact: .		Floor:											13	13																																																																																																																																																																					
Const Mod:				% Own:											WDLK																																																																																																																																																																						
Lump Sum Adj:				Name:											27	OFF																																																																																																																																																																					
INTERIOR INFORMATION				DEPRECIATION				REMODELING								RES BREAKDOWN																																																																																																																																																																					
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %	Exterior:			No Unit	RMS	BRS	FL																																																																																																																																																																									
Prim Int Wal 2 - Plaster				Functional:	%	Interior:			1	8	5	M																																																																																																																																																																									
Sec Int Wall: %				Economic:	%	Additions:																																																																																																																																																																															
Partition: T - Typical				Special:	%	Kitchen:																																																																																																																																																																															
Prim Floors: 3 - Hardwood				Override:	%	Plumbing:																																																																																																																																																																															
Sec Floors: %				Total: 10.8 %	Electric:																																																																																																																																																																																
Bsmnt Flr: 12 - Concrete				Heating:																																																																																																																																																																																	
Subfloor:				General:																																																																																																																																																																																	
Bsmnt Gar:				Totals			1	8	5																																																																																																																																																																												
Electric: 3 - Typical																																																																																																																																																																																					
Insulation: 2 - Typical																																																																																																																																																																																					
Int vs Ext: S																																																																																																																																																																																					
Heat Fuel: 2 - Gas																																																																																																																																																																																					
Heat Type: 3 - Forced H/W																																																																																																																																																																																					
# Heat Sys: 1	% AC: %																																																																																																																																																																																				
% Heated: 100	Solar HW: NO			Central Vac: NO																																																																																																																																																																																	
% Com Wal	% Sprinkled			Depreciated Total: 564919																																																																																																																																																																																	
MOBILE HOME				Make:			Model:			Serial #			Year:		Color:																																																																																																																																																																						
SPEC FEATURES/YARD ITEMS																																																																																																																																																																																					
PARCEL ID 042-0-0006-0007.0																																																																																																																																																																																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																																																																																				
3	Garage	D	Y	1	12X20	A	AV	1925	25.42	T	40	101			3,700		3,700																																																																																																																																																																				
Comments																																																																																																																																																																																					
More: N				Total Yard Items: 3,700				Total Special Features:				Total: 3,700																																																																																																																																																																									
RESIDENTIAL GRID																																																																																																																																																																																					
<table border="1"> <tr> <td>1st Res Grid</td> <td colspan="3">Desc: Line 1</td> <td colspan="3"># Units 1</td> <td colspan="8"></td> </tr> <tr> <td>Level</td> <td>FY</td><td>LR</td><td>DR</td> <td>D</td><td>K</td><td>FR</td><td>RR</td><td>BR</td><td>FB</td><td>HB</td><td>L</td><td>O</td> <td colspan="8"></td> </tr> <tr> <td>Other</td> <td colspan="12"></td> <td colspan="8"></td> </tr> <tr> <td>Upper</td> <td colspan="12"></td> <td colspan="8"></td> </tr> <tr> <td>Lvl 2</td> <td colspan="12"></td> <td colspan="8"></td> </tr> <tr> <td>Lvl 1</td> <td colspan="12"></td> <td colspan="8"></td> </tr> <tr> <td>Lower</td> <td colspan="12"></td> <td colspan="8"></td> </tr> <tr> <td>Totals</td> <td>RMs: 8</td><td>BRs: 5</td><td>Baths: 1</td><td>HB: 1</td> <td colspan="12"></td> <td colspan="8"></td> </tr> </table>																1st Res Grid	Desc: Line 1			# Units 1											Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O									Other																					Upper																					Lvl 2																					Lvl 1																					Lower																					Totals	RMs: 8	BRs: 5	Baths: 1	HB: 1																				
1st Res Grid	Desc: Line 1			# Units 1																																																																																																																																																																																	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																																																																																																																																																																									
Other																																																																																																																																																																																					
Upper																																																																																																																																																																																					
Lvl 2																																																																																																																																																																																					
Lvl 1																																																																																																																																																																																					
Lower																																																																																																																																																																																					
Totals	RMs: 8	BRs: 5	Baths: 1	HB: 1																																																																																																																																																																																	
SKETCH																																																																																																																																																																																					
SUB AREA								SUB AREA DETAIL																																																																																																																																																																													
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten																																																																																																																																																																											
FFL	First Floor	973	156,000	151,784																																																																																																																																																																																	
SFL	Second Floor	877	156,000	136,808																																																																																																																																																																																	
BMT	Basement	813	46,800	38,047																																																																																																																																																																																	
HST	Half Story	324	156,000	50,543																																																																																																																																																																																	
OPF	Open Porch	324	22,020	7,135																																																																																																																																																																																	
WDK	Deck	260	10,040	2,611																																																																																																																																																																																	
Net Sketched Area: 3,571				Total:																																																																																																																																																																																	
Size Ad	2174	Gross Area	9946	FinArea	2174																																																																																																																																																																																
IMAGE																																																																																																																																																																																					
AssessPro Patriot Properties, Inc																																																																																																																																																																																					